

**STANDING TIMBER, CONVEYANCE OF PERMITTED**  
**Act of May 22, 1895, P.L. 113, No. 87**  
AN ACT

Cl. 68

To provide for the making, acknowledging and recording of deeds, conveyances and contracts for the sale and conveyance of standing or growing timber or bark thereon, and defining the interest vested by such deeds, conveyances and contracts, and making valid the record of deeds, conveyances and contracts therefor.

Section 1. Sale of timber or bark by deed

It shall be lawful for the owner or owners of land, timber or bark, or for any person or persons having an interest therein, to grant, bargain and sell, or contract to sell, by deed, conveyance or contract in writing, signed by the grantor or grantors therein, and proved or acknowledged by them, as now required by law of this Commonwealth for the signing and acknowledging of deeds, all or any right, title, claim or interest such grantor or grantors may have in or to any standing or growing timber, or the bark thereon, upon any lands in this Commonwealth; and any such deed, conveyance or contract shall be taken and deemed as a deed, conveyance or contract conveying and vesting an interest in land. 1895, May 22, P.L. 113, Sec. 1.

Section 2. Deeds to be recorded; effect; evidence

All such deeds, conveyances or contracts, made or to be made and proved or acknowledged, as provided in the first section of this act, may be recorded in the office for recording of deeds in the county where such land is located in the same manner and subject to the same rights and restrictions as to the time and manner of recording and indexing the same as is now provided by the laws of this Commonwealth for the recording of deeds, and when so recorded shall be notice to subsequent purchasers, mortgagees or other lien creditors notwithstanding the time for the cutting and removal of said timber or bark may be limited by the terms of said deeds, conveyances or contracts, and the records of such deeds, conveyances or contracts, or duly certified copies of such records, shall be evidence in all cases where the original deeds, conveyances or contracts would be evidence. 1895, May 22, P.L. 113, Sec. 2.

Section 3. Deeds recorded within six months to be valid; vested interests not affected

All deeds, conveyances or contracts for standing or growing timber, or the bark thereon, which may have been proved or acknowledged by the grantors therein, and recorded in the office for the recording of deeds where such land is located, or which shall, within six months from and after the passage of this act, be proved or acknowledged and recorded in the manner directed by the laws of this Commonwealth for the proving, acknowledging and recording of deeds, shall be as good and effectual in law, to all intents and purposes, as if the same had been proved or acknowledged and recorded within the time deeds are now required to be recorded: Provided, That nothing in this act contained,

shall extend or be deemed or construed to operate against subsequent judgment, recognizance, attainder, forfeiture or lien whatsoever, or against any subsequent bona fide mortgagee or mortgagees, purchaser or purchasers, or any estates, lands, tenements or hereditaments mentioned or contained in said deed, conveyance or contract for timber or bark, before such deed, conveyance or contract was or shall be proved or acknowledged and recorded agreeably to the directions of this act. 1895, May 22, P.L. 113, Sec. 3.